

**Department of
Conservation and
Development**

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Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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October 21, 2021

**NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE**

125-UNIT TOWNHOUSE CONDOMINIUM PROJECT

State Clearinghouse Number: 2021040684

County File #CDRZ21-03258, CDSD21-09559, CDDP21-03001

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an Environmental Impact Report for the following project:

LEAD AGENCY: Department of Conservation and Development, Jennifer Cruz (925) 655-2867

PROJECT TITLE: 125-Unit Townhouse Condominium Project

APPLICANT: Summerhill Homes
Attn: Marshall Torre, Ph. (925) 683-1227
3000 Executive Parkway #450
San Ramon, CA 94583

LOCATION: The project site is located at 2740 Jones Road, in the unincorporated Walnut Creek area of Contra Costa County. The site is bound by residential uses to the north and south, by Oak Road to the east with residential uses across Oak Road, and by Jones Road to the west and north. Office uses are located north of Jones Road, while Interstate 680 (I-680) is located directly west of Jones Road. The Contra Costa Canal is approximately 450 – 600 feet south of the project site. The nearest Bay Area Rapid Transit (BART) station (Pleasant Hill/Contra Costa Centre Station) is located approximately 0.35 mile northeast of the site. I-680 is located approximately 180 feet to the west. (Assessor's Parcel Numbers: 172-012-001, 172-012-007, 172-012-025, 172-012-026, 172-012-021, 172-012-008, 172-012-023, and 172-012-020)

PROJECT DESCRIPTION:

The 5.94-acre project site consists of eight parcels and is located at 2740 Jones Road, southeast of the intersection of Interstate 680 and Treat Boulevard, within unincorporated Contra Costa County and adjacent to the City of Walnut Creek. The project site was formerly used by the Palmer School for Boys and Girls, a private K-8 school, and is currently developed with 14 vacant buildings as well as associated structures, including classrooms, an auditorium, a front office, a paved courtyard, a grass field, tennis

courts, basketball courts playgrounds, a swimming pool, parking lots and planters. The private school operated from 1939 until its closure due to COVID-19 in June 2020.

The proposed project includes rezoning of the project site from Multiple-Family Residential (M-17 and M-29) and Single-Family Residential (R-15) to a Planned Unit District (P-1) and approval of a vesting tentative map reconfiguring the current eight parcels into 19 new residential parcels. The proposed project would involve a development plan to allow the demolition of all existing improvements currently present on-site, including buildings, foundations, asphalt, concrete, fence poles, and landscaping. The major project components are as follows:

- Construction of 19 new three-story buildings containing 125 condominium units
- Approximately 237,816 square feet of new residential living area (293,139 total gross building square feet)
- Removal of approximately 74 trees, relocation of one valley oak tree (*Quercus lobata*), and work within the dripline of an additional six trees
- Approximately 92,120 square feet of landscaped area
- 278 on-site parking spaces
- Internal street, courts, walkways, and drainage improvements
- Off-site improvements would include frontage sidewalk, driveway curb, gutter improvements including retaining existing on-street parking and street tree planting.
- Grading of approximately 9,300 cubic yards of cut and approximately 8,700 cubic yards of fill

SITE AND AREA DESCRIPTION:

The 5.94-acre project site is relatively flat (approximately 90 to 95 feet above mean sea level) consisting of eight parcels, with a topographic gradient that slopes gently to the northeast. The site is developed with structures associated with the former Palmer School for Boys and Girls, a private K-8 school for approximately 400 students that operated from 1939 until its closure due to COVID-19 in June 2020.

The project site is located southeast of the intersection of I-680 and Treat Boulevard. The site is within the unincorporated County but is also within the City of Walnut's Creek Sphere of Influence (SOI). The project site is surrounded to the east by the City of Walnut Creek, to the north by unincorporated County, to the west by I-680 and the City of Walnut Creek beyond it, and south by unincorporated County, the Contra Costa Canal, and the City of Walnut Creek.

ENVIRONMENTAL EFFECTS OF THE PROJECT:

This Draft Environmental Impact Report (EIR) has been prepared pursuant to Public Resources Code Section 21080(d) of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Draft EIR describes the proposed Project; analyzes and identifies the environmental impacts that may result from the proposed Project; identifies measures to mitigate adverse environmental impacts; and evaluates alternatives to the proposed Project.

The Draft EIR identified potentially significant impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources and Tribal Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Public Services and Recreation. However, mitigation

measures are identified for these impacts that ensure the Project will not cause a significant impact on the environment.

WHERE TO REVIEW THE DRAFT EIR: The Draft EIR can be viewed online at the following link: www.contracosta.ca.gov/oakroad. Any sources of information referenced in the Draft EIR can be provided upon request by contacting the project planner, Jennifer Cruz.

Hard copies of the Draft EIR are also available for review only at the following additional locations:

Office of County Supervisor Karen Mitchoff
2151 Salvio St. Suite R
Concord, CA 94520

Walnut Creek Library Contra Costa County
1644 North Broadway
Walnut Creek, CA 94596

PUBLIC COMMENT PERIOD:

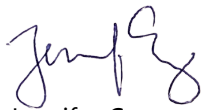
Prior to adoption of the Draft EIR, the County will be accepting comments on the adequacy of the document during a 45-day public comment period; the Draft EIR may be certified at a future date in a public hearing following the public comment period.

The period for accepting comments on the adequacy of the environmental document will begin on **Thursday, October 21, 2021** and extends to **Monday, December 6, 2021, until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Jennifer Cruz, Principal Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553

OR emailed to Jennifer.Cruz@dcd.cccounty.us

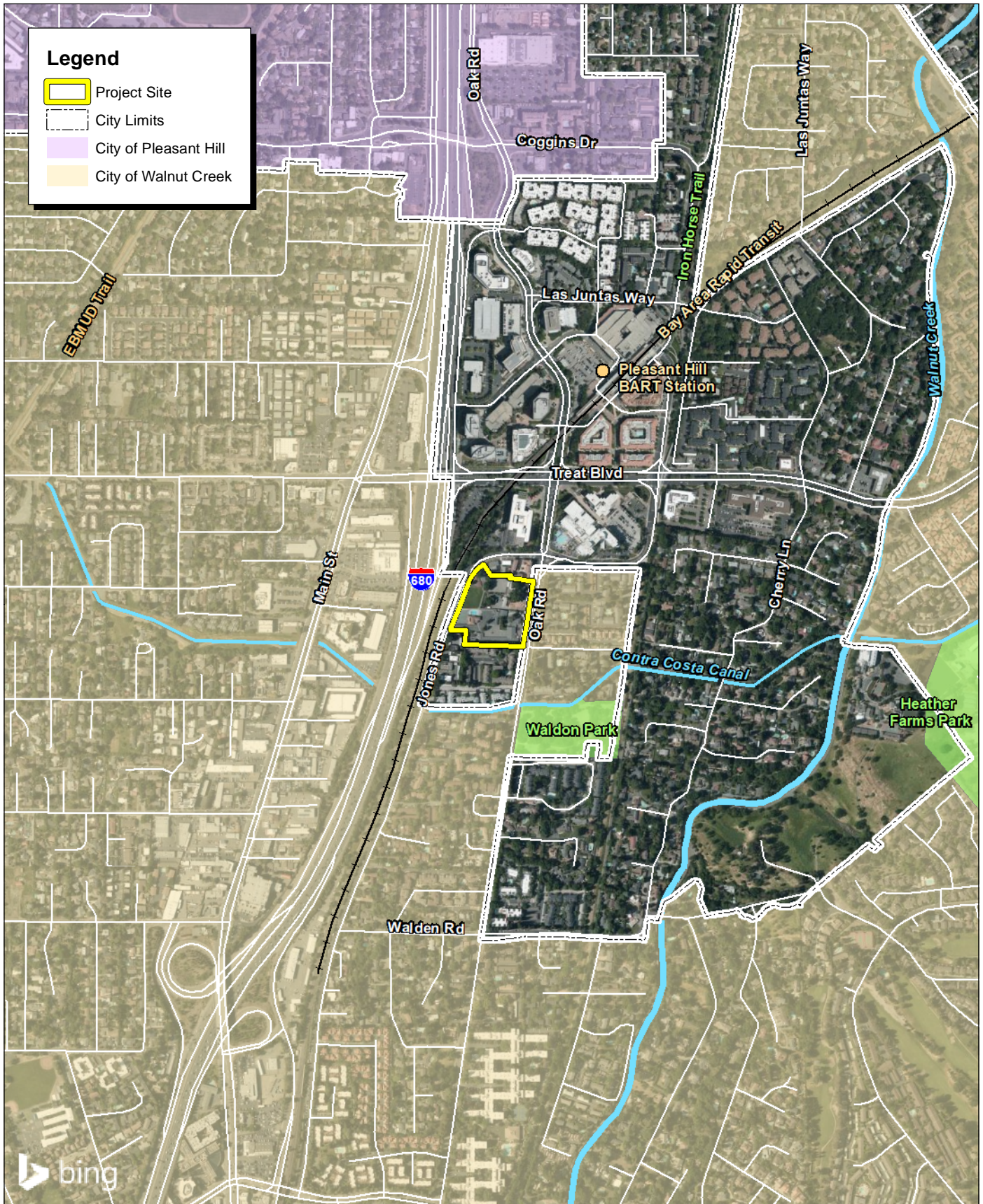
Sincerely,



Jennifer Cruz
Principal Planner
(925) 655-2867
Jennifer.Cruz@dcd.cccounty.us

Attachments: Local Vicinity Map
Site Plan

Cc: County Clerk (2 copies)
Adjacent Occupants and Property Owners
Notification List



Source: Bing Aerial Imagery. County of Contra Costa.





Source: SDG Architects, Inc., June 3, 2021.

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Exhibit 2-9 Site Plan

CONTRA COSTA COUNTY
OAK ROAD TOWNHOUSE CONDOMINIUMS
ENVIRONMENTAL IMPACT REPORT